

January 6, 2004

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**APPROVE RESOLUTION RELATING TO CITY OF WEST HOLLYWOOD'S
APPLICATION FOR LIBRARY BOND ACT GRANT
TO CONSTRUCT THE WEST HOLLYWOOD LIBRARY PROJECT (3)
(3-VOTES)**

1. Find that your Board has previously approved and adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for this project in compliance with the California Environmental Quality Act (CEQA).
2. Approve the attached resolution (Attachment 1) certifying the County's commitment to operate the new library to be constructed by the City of West Hollywood as required in the Bond Act regulations.
3. Authorize the County Librarian on behalf of the County, as the operator of the library service, to sign the City's Bond Act grant application.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommendations will enable the City of West Hollywood (City) to submit a new grant application to the State for matching funds under the California Reading and Literacy Improvement and Public Library Construction and Renovation Bond Act of 2000 (Bond Act) to construct the West Hollywood Library project. The City plans to submit its grant application to the State Library for the third and final application cycle deadline of January 16, 2004. The City previously submitted a grant application in March 2003 for the second Bond Act application cycle but was not awarded a grant.

If the City is successful in obtaining a Bond Act grant, it will construct a new 41,947 square feet structure, 32,000 square feet of which will be reserved for library use, and parking to replace the existing 5,170 square feet library owned by the County. Built in 1962, the existing library is inadequate for the current service population, and is significantly undersized to serve the projected 2020 population of the service area. It is not economically feasible to renovate and expand the existing library due to building and site limitations.

Service improvements at the proposed new library include: a large adult reading area; a homework center; three designated special collection areas, including the West Hollywood local history collection, an international language collection, and a gay and lesbian collection; a community meeting room to seat 100 people; a career development center with two group study rooms; a conference room and two additional group study rooms for adults; a teen center with dedicated study room; a spacious children's library with a storytelling area to seat 25 children; self-check machines and express Internet stations; 50 public access computers; and an opening day collection of over 100,000 books and audiovisual items. If a grant is awarded, the library books and materials collection in the existing West Hollywood Library will be transferred to the replacement library when it opens for service.

The new library will be built on land currently owned by the City and the County. On March 18, 2003 your Board approved various purchase and sale agreements authorizing the exchange of property between the City and County and a lease and operating agreement for the operation of the new library to be built by the City. Those agreements are contingent on the award of a grant by the State to the City.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

Approval of these recommendations is consistent with the County's Strategic Plan Goal of Fiscal Responsibility since construction of this facility represents an investment in public infrastructure. It is also consistent with the goal of Service Excellence since the proposed new facility will provide improved library service to the residents of the City.

FISCAL IMPACT/FINANCING

The City will be responsible for the total project costs for this new library, estimated at approximately \$34.5 million. The City's project budget includes the cost of constructing the new library, including the purchase of fixtures, furnishings and equipment. Therefore, there is no additional cost to the County associated with the City's project. The County will continue to operate the new library after it is completed, pursuant to the provisions of the lease between the City and County previously approved by the Board. However, the County's cost will not exceed the current level of expenditure for operation of the existing library.

Operating Budget Impact

The Bond Act requires the applicant, in this case the City, to operate the library for a period of 40 years after completion of the project. If the State approves a grant award for this project, it is anticipated by the City that the new facility will begin operation in July 2007.

Based upon the terms and conditions of the lease, the City will pay for the additional staffing required to operate the larger new facility. In addition, the City will assume the cost of all building maintenance, including janitorial service and utilities. The County will continue providing the existing level of staff, and will be responsible for providing telephone and telecommunications service, including Internet access services. The County will also maintain the telephone system, computers, and copy machines.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On March 7, 2000 California's voters approved Proposition 14, which established the California Reading and Literacy Improvement and Public Library Construction and Renovation Bond Act of 2000, creating a \$350 million State bond program for construction and renovation of library facilities. The Bond Act provides grant funds to local library jurisdictions on a 65 percent State/35 percent local matching basis. Grant funds will be awarded on a competitive basis in three separate application and funding cycles. The City is the applicant for this project, and intends to submit its grant application for the third and final funding cycle.

The Bond Act regulations require that the City own a site, or have an option to acquire a site, for the project at the time of application. On March 18, 2003 your Board approved various purchase and sale agreements and a lease with the City to provide the City with the land and parking necessary to construct the new library, and provide the operating agreement under which the County will lease and operate the new 32,000 square feet library building. In those agreements, and in exchange for the City constructing the new library at its sole cost and expense, the County agreed to sell the new library site to the City for its appraised fair market value, and to sell the old library site to the City for \$1,000. Your Board also approved the sale of the surplus El Tovar site at its appraised fair market value within 30 days of the date the purchase and sale agreement was executed by your Board. That sale has been completed.

The Bond Act regulations require that the Board of Supervisors adopt a resolution in support of the grant application by the City to certify the County's commitment to operate the completed facility and provide public library direct service. The attached resolution (Attachment 1) has been approved as to form by County Counsel and conforms to the Bond Act regulations.

ENVIRONMENTAL DOCUMENTATION

On March 18, 2003 your Board found that the West Hollywood Library project will not have a significant impact on the environment with the incorporation of the mitigation measures proposed; approved the final Mitigated Negative Declaration for this project; and adopted the Mitigation Monitoring and Reporting Program (Attachment 2). The prior approval and adoption of this environmental documentation by your Board ensure that the County has met CEQA compliance requirements for the project, and that the City is able to submit proof of compliance as part of the grant application as required by the Bond Act regulations.

IMPACT ON CURRENT SERVICES

Library service at the existing West Hollywood Library will not be impacted adversely during construction of the new facility if a grant is awarded for this project.

CONCLUSION

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The City's effort to seek Bond Act funding to replace the existing crowded facility will result in improved library service at limited cost to the County.

Please return an original executed resolution and an adopted copy of this Board letter to the Public Library.

Respectfully submitted,

MARGARET DONNELLAN TODD
County Librarian

MDT:DF:jm

Attachments

c: Chief Administrative Office
County Counsel
Executive Office, Board of Supervisors

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RESOLUTION OF THE LOS ANGELES COUNTY BOARD OF SUPERVISORS

WEST HOLLYWOOD LIBRARY PROJECT

WHEREAS, on March 7, 2000, California's voters approved Proposition 14, which established the California Reading and Literacy Improvement and Public Library Construction and Renovation Bond Act of 2000 ("Bond Act") creating a \$350 million State bond program for construction and renovation of library facilities; and

WHEREAS, the current West Hollywood Library is not adequate to meet the service requirements of the library service area's projected 2020 population; and

WHEREAS, the City of West Hollywood ("City") desires to apply for Bond Act funds for the construction of a new library, and has prepared a grant application and required supporting documents, to submit for the third grant application cycle deadline of January 16, 2004; and

WHEREAS, the County of Los Angeles ("County") provides library service to the City of West Hollywood and currently operates the existing library within the City; and

WHEREAS, the City and County have negotiated a lease and operating agreement for the County's use and operation of the new library; and

WHEREAS, the State has adopted certain regulations governing the application process to obtain Bond Act funds, which regulations require the City to submit with its application a resolution adopted by the County Board of Supervisors regarding the County's commitment to operate the new library constructed by the City; and

WHEREAS, this resolution complies with the requirements of the State regulations for a Bond Act grant application;

NOW, THEREFORE, BE IT RESOLVED that pursuant to Section 19985 *et seq.* of the Education Code of the State of California, the Board of Supervisors of the County of Los Angeles does hereby certify that the County will operate the completed facility and provide public library direct service.

The foregoing resolution was on the _____ day of _____, 2004, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of the County of Los Angeles Public Library.

VIOLET VARONA-LUKENS
Executive Officer-Clerk of the Board of Supervisors
of the County of Los Angeles

Deputy

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By: _____
Deputy